



1/10 Byrne Crescent, Balerno, EH14 5FF

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This impressive top floor flat forms part of a sought-after modern development in the exclusive village of Balerno. It is brought to market in excellent decorative order, and is equipped with contemporary fixtures and fittings, including a quality kitchen and bathroom. The property boasts sociable open-plan living, a private balcony, and allocated parking. Reached via a shared entrance and stairwell, the flat's front door opens into a welcoming hall with built-in storage. It sets the standards of the accommodation, with its tasteful décor and easy-to-maintain floor continuing through into the open-plan kitchen, living and dining room. The kitchen area is neatly zoned, appointed with modern cabinets in white and complementary worktops. It has an attractive design, which is further enhanced by under cabinet lighting and seamlessly integrated appliances. In addition, there is a private balcony that extends from the living area, enjoying a sunny, southwest-facing aspect and views over a lovely green space. The double bedroom has a lovely natural light and built in wardrobes. There is a contemporary family bathroom, fitted with a 4-piece suite with bath and separate shower cubicle. Externally the development provides well-kept communal garden grounds includes private allocated parking, barbecuing area and a large bike store.

- Stunning top floor flat with lovely open views
- Open plan lounge/dining/kitchen with balcony
- Lift access, allocated & visitor parking space
- Factored building with lift & bike store
- Easy commute to city centre & Heriot Watt University
- Gas central heating & double glazing



Location

Nestled between the Pentland Hills and Water of Leith, the exclusive village of Balerno enjoys a feel of semi-rural charm, with easy access to city attractions. Surrounded by lush woodlands, and with rivers and reservoirs on your doorstep, it is hard to believe that Edinburgh city centre is only seven miles away! The area caters for everyday needs with services including a post office, mini supermarkets, restaurants, traditional pubs, a bank and a library, and the regular Balerno Farmers' Market offers local, fresh produce. The area enjoys superb recreational and sports facilities including Midlothian Snowsports Centre, Currie Rugby and Football Club, Balerno Tennis Club, horse riding at the Pentland Hills Trekking Centre, and nearby Dalmahoy Golf and Country Club with a luxury Spa. Close proximity to Heriot Watt University.

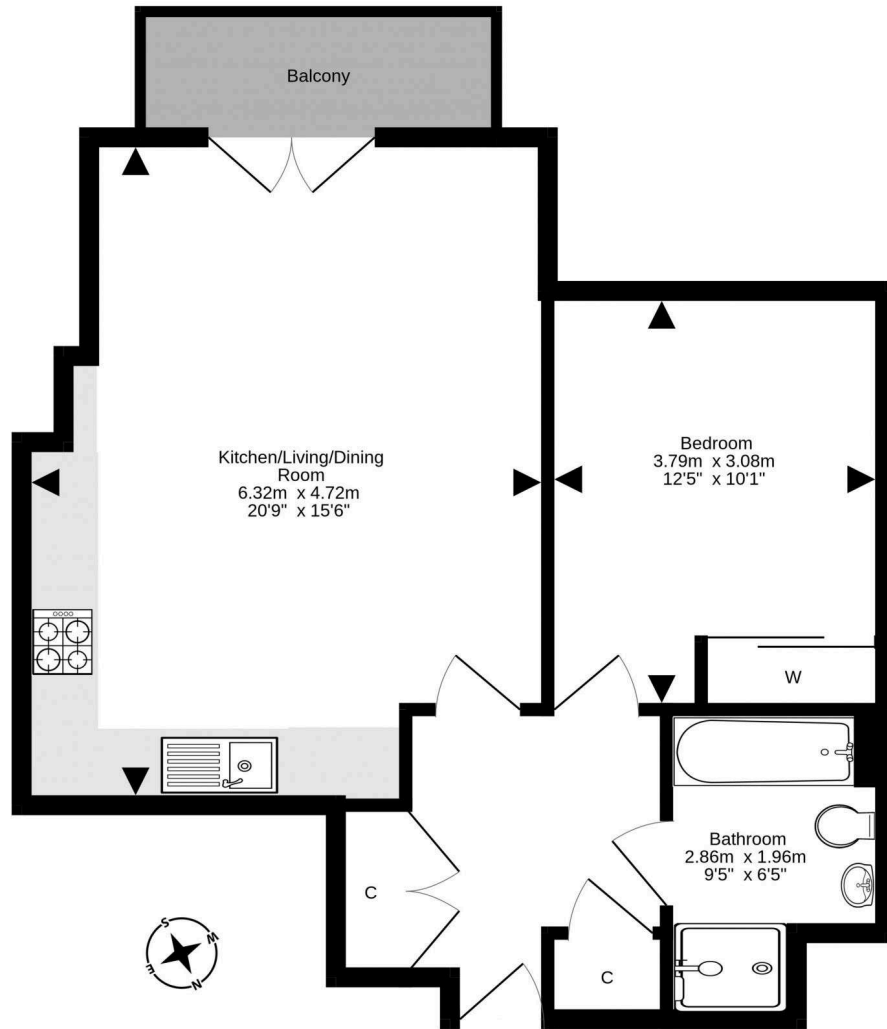
Extras

Included in the sale are light fittings, window coverings.

Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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